

# CHENGALPATTU MASTER PLAN

*Chairman*

Chengalpattu Local Planning Authority

*Deputy Director*

Directorate of Town and Country Planning  
Chengalpattu - South Arcot Region

Director of Town and Country Planning  
Government of Tamil Nadu

*Commissioner & Secretary*

Housing & Urban Development Department  
Government of Tamil Nadu

---

---

**CHENGALPATTU LOCAL PLANNING  
AUTHORITY**

---

---

# CHENGALPATTU MASTER PLAN

*Chairman*

Chengalpattu Local Planning Authority

*Deputy Director*

Directorate of Town and Country Planning  
Chengalpattu - South Arcot Region

Director of Town and Country Planning  
Government of Tamil Nadu

*Commissioner & Secretary*

Housing & Urban Development Department  
Government of Tamil Nadu

---

---

**CHENGALPATTU LOCAL PLANNING  
AUTHORITY**

---

---

# CONTENTS

Preface

Acknowledgement

Authority (Government Order) under  
which the Local Planning Area  
declared.

Authority (Government Order) under  
which the Local Planning Authority  
constituted.

Chapter I	...	...	1—15
Chapter II	...	...	17—20
Chapter III	...	...	21—23
Chapter IV	...	...	25—46
Chapter V	...	...	47—53
Chapter VI	...	...	55—57

Zoning Regulations. Permitted Land uses

Maps :

- a. Location
- b. Existing Land Use
- c. Proposed Land Use
- d. Existing Land Use
- e. Proposed Land Use

## PREFACE

Beginning from the earliest times about which there is any historical record upto the middle of the eighth century, Chengalpattu was a part of the ancient kingdom of the Pallavas whose capital was Kancheepuram. The wonderful monolithic temples and rathams of Mahabalipuram, popularly known as the seven Pagodas found on the coast to the east of Chengalpattu town are associated with them.

The name of the town 'Chengalpattu' is stated to have been derived from the Tamil word 'Sengalunirpattu'.

About 760 AD the Pallava rule came to an end and the district was ruled by rulers of Mysore. Before Singaraya III the district was ruled by so many kings viz. Rastrakudas, Chola, Kakatiya's of Warrangal and the kings of Vijayanagara. The English received some portion (on which the Fort now stands) of the town in 1630. In 1763, the district which then included a few villages now forming part of Madras City was granted as a Jagir to East India Company by the Nawab of Arcot. In 1801 it became part of the British Dominions in India.

A Municipality was constituted for Chengalpattu as early as October 1896. The income is chiefly derived from Tax on properties. The Municipality has been classified as a third grade Municipality from October 1947. Subsequently it has been upgraded as Grade II and Grade I on 4-4-72 and 17-4-84 respectively.

Chengalpattu town is a dormitory town. Planned growth makes the town beautiful, comfortable for living, working etc. Having thus understood the need for the planned town, this document, Master Plan for Chengalpattu has been prepared by the Directorate of Town and Country Planning on behalf of the Chengalpattu Local Planning Authority. It is hoped that this document would be studied by all those who are interested and would be receiving suggestion for its contents. The micro level planning (Detailed Development Plan) will be taken up after the approval of this plan by the Government.

(T. SRINIVASAN)  
*Chairman,*  
Chengalpattu Local Planning  
Authority.

Date : 27 - 4 - 84

Place : Chengalpattu.

## **Acknowledgement :**

This Document, Master Plan for Chengalpattu Local Planning Area, has been prepared by the personnel of the Master Plan Wing of the Directorate of Town and Country Planning, Chengalpattu-South Arcot Region on behalf of the Chengalpattu Local Planning Authority. Particular mentioned of appreciation need to be made about the assistance rendered by the following persons.

1. Thiru. S. Ganapathy — Assistant Director
2. Thiru. S.Md. Hanifa — Supervisor
3. Thiru. N.S. Krishnamoorthy — Supervisor

(MD. INAYATHULLA)

*Deputy Director.*

Directorate of Town and Country Planning  
Chengalpattu-South Arcot Region.

Chengalpattu

28 - 4 - 1984

Copy of :

Government of Tamilnadu  
Abstract

Local Planning Area — Chengalpattu — Declaration —  
Notification under Section 10 (4) of the Tamilnadu Town  
and Country Planning Act 1971 issued.

---

Rural Development and Local Administration Department.  
G.O.Ms.No. 650

Dt. 16-3-74

Read :

G.O.Ms.No. 2028 RDLA, dt. 20-9-73

Order :

A proposal notifying the intention of the Government to declare certain Local Areas forming a local planning area and to constitute for such local planning area, a local planning authority, was published at page 567 of Part II section 1 of the Tamilnadu Government Gazette, dated 7-11-73 for general information as required under sub-section 3 of section 10 of the Tamilnadu Town and Country Planning Act 1971 (Tamilnadu Act 35 of 1972). No objection or suggestion having been received, the Government declare the local areas specified in column 3 of the table in the notification appended to this order to be a local planning area by the name specified in the corresponding entry in column 2 thereof.

The appended notification will be published in the Tamilnadu Government Gazette.

/by order of the Governor/

C. G. Rangabashyam  
Secretary to Government.

/true copy/

## Notification

In exercise of the powers conferred by sub-section 4 section 10 of the Tamilnadu Town and Country Planning Act 1971 (Tamilnadu Act 35 of 1972) and after previous publication of the declaration under sub-section 1 thereof, the Governor of Tamilnadu hereby declares the area comprising the revenue villages specified in column 3 of the table below to be a local planning area under the name specified in the corresponding entry in column 2 thereof.

**The Table**

S.No.	Name of Local Planning Area	Number and name of revenue villages
1.	Chengalpattu	226. Natham (Part) 227. Chengalpattu 338. Gundur (part) 229. Melamayur (part) 243. Vembakkam (part) 244. Hanumanthaputheri (part)

/ True Copy /



*Copy of :*

Local Planning Authorities — constitutions — notification under section 11 (1) of Tamil Nadu Town and Country Planning, Act 1971 issued.

G.O. Ms. No. 650 RD & LA, dated 8th April 1975.

The appended notification will be published in Tamil Nadu Government Gazette.

By order of the Governor

R. B.

Secy. to Government

True copy/forwarded/by order

## **APPENDIX**

### **Notification**

In exercise of the powers conferred by provision to sub-section 1 of section 11 of Tamil Nadu and Country Planning Act 1971 Tamil Nadu Act 35 of 1972 the Governor of Tamil Nadu hereby declare the local authority of the local planning areas specified below to the local planning authority for such areas.

1. Palani
2. Periyakulam
3. Bodinayakanur
4. Theni - Allinagaram
5. Cumbum
6. Kodaikanal
7. Pollachi
8. Gobichettipalayam
9. Dharmapuram
10. Udumalpet
11. Sathyamangalam
12. Bhavanisagar
13. Valparai
14. Manaparai
15. Thugaiyur
16. Karur
17. Tiruvallur
18. Chengalpattu
19. Arkonam
20. Gudiyatham
21. Vaniyambadi

22. Thiruvannamalai
23. Arni
24. Walajapet
25. Ranipet
26. Arcot
27. Ambur
28. Tirupathur
29. Tindivanam
30. Villupuram
31. Nellikuppam
32. Panruti
33. Vridhachalam
34. Chidambaram
35. Mayuram
36. Nagapattinam
37. Mannargudi
38. Pattukkottai
39. Sirkali
40. Attur
41. Rasipuram
42. Tiruchengōdu
43. Idenpadi
44. Namakkal
45. Mettur
46. Yercaud
47. Colachel
48. Kuzhithurai
49. Padmanabhapuram

50. Kanyakumari
51. Dharmapuri
52. Krishnagiri
53. Kotagiri
54. Ootacamund
55. Coonoor
56. Virudhunagar
57. Srivilliputhur
58. Rajapalayam
59. Sivakasi
60. Sattur
61. Karaikudi
62. Aruppukottai
63. Devakottai
64. Paramakkudi
65. Ramanathapuram
66. Kadayanallur
67. Kovilpatti
68. Puliangudi
69. Sankarankoil
70. Sencottah
71. Tenkasi
72. Courtallam

Sd/-  
Section Officer

/True copy/

---

# CONTENTS

## CHAPTER — I (1 — 15)

	Page No.
1.1.(A) Physical Feature ...	1
1.1.1. Location ...	1
1.1.2. Transportation Linkage ...	1
1.1.3. Climatic Conditions ...	1
1.1.4. Ground Water ...	2
1.1.5. Soil ...	2
B. POPULATION STUDIES	
1.2. Growth of Population ...	2
1.2.1. Population Density ...	3
1.2.2. Sex Ratio ...	4
1.2.3. Age Characteristics ...	4
1.2.4. Literacy ...	4
1.2.5. Occupational Characteristics ...	5
LAND USE ECONOMIC BASE.	
1.3. Land Use ...	5
1.3.1. Residential Use ...	7
1.3.2. Commercial Use ...	8
1.3.3. Industrial Use ...	8
1.3.4. Public and Semi Public Uses ...	8
1.3.5. Transport and Communication ...	9
1.3.6. Recreation and Open Space ...	9
1.3.7. Vacant Land ...	9
1.3.8. Agricultural and Land Under Water ...	9
1.3.9. Hillocks and Reserved Forests ...	9
1.3.10. Ownership of the Land ...	10
1.3.11. Economic Base ...	10
1.3.12. Industries ...	10
1.3.13. Commerce ...	10

		Page No.
1.4.	Level of Urbanisation	... 11
1.4.2.	Utilities and Services	... 11
1.4.3.	Housing	... 11
1.4.4.	Detailed Development Plan	... 11
1.4.5.	Industries	... 12
1.4.6.	Notified Industrial Area	... 12
1.4.7.	Water Supply	... 12
1.4.8.	Drainage	... 13
1.4.9.	Educational Institutions	... 13
1.4.10.	Health Institutions	... 14
1.5.	Position of the Town in the Administrative Set Up. Control of Development of the Town	... 14
1.6.	Grade and Category of the Town Indicate in the Regional Plan	... 15

## CHAPTER — II (17 — 20)

### SCOPE FOR URBANIZATION

2.1.	Limitation due to Natural Features	... 17
2.2.	Limitation due to Maximum Population and Population Density Proposed	... 17
2.3.	Limitation due to Non-Urban uses	... 17
2.4.	Limitation due to Impossibility of Providing Utilities and Services	... 17
2.5.	Limitation due to Administrative Jurisdiction	... 18
2.6.	Scope for Urbanisation of the Town	... 18

## CHAPTER — III (21 — 23)

### OBJECTIVES

3.1.	Land	... 21
3.2.	Community	... 21
3.3.	Activity Zones	... 22
3.4.	Standard Urbanisation	... 22

		Page No.
3.5.	Administration	23
3.6.	Objectives of Urbanisation	23

## CHAPTER — IV (25 — 46)

### POLICY TOOLS

4.0.1.	Land Development Policy	25
4.1.1.	Acquisition of Public and Private Land	25
4.1.2.	Land Values	25
4.1.3.	Development Proposal	25
4.1.4.	Disposal of Developed Land	26
4.1.5.	Regulation and Control Measures	27
4.2.	Community Development Policy	27
4.2.1.	(a) Family Size	27
	(b) Housing Policy	27
4.2.2.	Community Values and Interest Groups	27
4.2.3.	Needs of the Community	27
4.2.4.	Education	28
4.2.5.	Medical	28
4.2.6.	Recreational Facilities	28
4.2.7.	Aids and Grants for Community	28
4.2.8.	Regulatory Measure for Community	29
4.3.	Economic Development Policy	29
4.3.2.	Industrial	29
4.3.3.	Commercial	29
4.3.4.	Institutions	30
4.3.5.	Public Offices	30
4.3.6.	Linkage of Zones	30
4.3.7.	Transportation Policy	30
4.3.8.	Demarcation of Zones	31
4.3.9.	Approved Projects	31
4.3.10.	Zoning Regulations	32
4.4.	Standard of Urbanisation Policy	39
4.4.1.	Utilities and Services	39

		Page No.
4.4.2.	Agencies Interested and Involved	42
4.4.3.	(a) Development Charges	43
	(b) Finance	43
	(c) Aids and grants	43
4.4.4	Regulation and Control Measures	44

#### ADMINISTRATIVE POLICY

4.5.1.	Category of Administration	44
4.5.2.	Authority for Various Actions	44
4.5.3.	Delegation of Powers	45
4.5.4.	Fees for Planning Permission	45
4.5.5.	Regulation Pertaining to Application	46

#### CHAPTER — V (47 — 53)

5.0.	Programmes for Implementations	47
5.1.2.	Housing	47
5.1.3.	(a) Development of Commercial Activities	48
	(b) Development of Industrial Activities	48
	(c) Development of Transport and Communication, Education, Health and Recreation	49
5.1.4.	(a) Net Work of Roads and Streets	49
	(b) Power, Post and Telegraph, Water Supply, Drainage and Sewages	50
5.1.5.	Communal Organisations	50
5.2.	Engineering Features	50
5.3.	Fiscal Planning	51

#### CHAPTER — VI (55 — 57)

#### MONITORING AND CONTROL EVALUATION AND REVIEW

6.1.	Identification of Authorities for Structural Elements	55
6.2.	Identification of Authorities for Monitoring, Evaluation and Review	55

---



## CHAPTER I

### 1.1.(A) *PHYSICAL FEATURES*

#### 1.1.1. *Location :*

Chengalpattu Town is located at a distance of 56 k.m. from Madras in South West Direction. It is situated at the intersection  $12^{\circ} 41'$  north latitude and  $79^{\circ} 58'$  east longitude.

#### 1.1.2. *Transportation linkages :*

The town is well connected both by rail and road with the adjoining urban centres, Kancheepuram, Maduranthakam and Tambaram and is connected by road with the urban centres Tirukkalkundram, Uthiramerur. The Madras-Tiruchirapalli and Chengalpattu-Arakkonam railway lines pass through this town. The National Highways 45 (Madras-Dindigul through Trichy) pass through this town.

#### 1.1.3. *Climatic conditions :*

The temperature here is moderate throughout the year except during the summer (April, May, June) and winter (December, January, February). During the summer the monthly average temperature may be  $108^{\circ}\text{F}$  and during winter, the monthly average temperature may be  $70^{\circ}\text{F}$ . The heat during summer is mitigated considerably by the sea breeze which crosses the Chengalpattu (Qualavai) Tank. The prevailing wind direction is from North-East to South-West. The town gets heavy rainfall during the

North-East monsoon and during the South-West monsoon the town gets moderate rainfall. The average annual rainfall ranges between 1000-1200 mm. There is a possibility of Cyclone hitting during the month of May or October-November.

#### *1.1.4. Ground Water :*

Ground water in this area occurs in limited quantities and is generally available at a depth of 15 metres from the ground level. The water available in this area is a good quality.

#### *1.1.5. Soil :*

The hills surrounding Chengalpattu yield felsifer of good variety and a very scarce variety of granite is found in small quantity among the hills.

The town has a medium slope from West to East in the northern part of the town and North-West to South-East in the southern part of the town due to the hill which is situated at the North-Western part of the town.

### *B. POPULATION STUDIES :*

#### *1.2. Growth of Population :*

Chengalpattu has a population of 38,419 and 47,329 as per 1971 and 1981 census respectively. The population of Chengalpattu has shown an increase of 23.59% over the decade 1971-1981. The growth of population of Chengalpattu and deceminal variations since the year 1901 are given in the Table I-1.

TABLE I — I

## Chengalpattu — Growth of population

Year	Population	Variation	Percentage to Decade Variation
1901	10,551	—	—
1911	11,626	1075	10.19
1921	11,763	137	1.18
1931	14,358	2595	22.06
1941	17,829	3471	24.17
1951	22,660	4831	27.10
1961	25,977	3317	14.64
1971	38,419	12442	47.90
1981	47,329	8910	23.59

Source : Census of India.

Abnormal increase in the year 1971 is due to the migrants from the rural areas who have got jobs in the Madras Metropolitan Area and having their residents in the Chengalpattu Town which is having a better transportation facilities with the Madras Metropolitan Area.

### 1.2.1. Population Density :

In the year 1981 the population of the Chengalpattu Town is 47,324 persons spread over an area of 609 hectares.

The overall, gross and net densities works out to 77,152 and 361 persons per hectare respectively.

The maximum of 729 and minimum of 73 persons/Hectare, residential densities are observed in Ward No. 3 (Election ward) which is situated in the heart of the town) and Ward No. 14 (which is situated near to hillock and reserved forest) respectively.

### 1.2.2. Sex Ratio :

The sex ratio of the population of Chengalpattu is given in the table below :

Year	Male	Female	Female/ 1000
1961	13,793	12,184	883
1971	20,222	18,197	899
1981	24,505	22,824	938

Source : Census of India 1981.

### 1.2.3. Age Characteristics :

The composition of the population by age-group as per 1971 census is as follows :

Age-Group	Total Population	% Total Population
0 - 14	14,736	38.36
15 - 29	10,824	28.17
30 - 59	10,894	28.35
60 and above	1,965	5.12

Source : Census of India 1971

Nearly 56.52% of the total population are within the age-group of 15-59 which indicates the predominance of working population.

### 1.2.4. Literacy :

As per 1981 census, 67.90% of the total population of Chengalpattu were literates of which males accounted for 40% and females 37.9%. There has been a steady but not much significant increase in the percentage of literates in Chengalpattu from 65.89% in 1971 to 67.90% in 1981.

### *1.2.5. Occupational Characteristics :*

The percentage of workers to total population for the decades 1961 and 1971 were 26.23% and 25.84% respectively. Among the workers, the percentage of workers engaged in primary, secondary and tertiary allocations as per 1971 census were 6.76%, 17.05% and 76.19% respectively. The percentage of workers in the secondary sector remain constant during the decades 1961 and 1971. In the tertiary group which is a predominant activity, 20.16% of the workers were engaged in trade and commercial activities next to the workers those were engaged in other services.

## *LAND USE AND ECONOMIC BASE*

### *1.3. Land Use :*

Chengalpattu Local Planning Area which is the Municipal Area itself extends over an area of 6.09 sq.kms. (609 hectares). Out of which an extent of 311.41 hec. is developed which constitutes 51.13% of the total area. The remaining 48.87% constitutes undeveloped area, comprising of hillocks, reserve forest, water bodies and agricultural land.

The Central part and a portion of northern part of the Local Planning Area have developed as thickly residential areas with commercial area in and around. The southern part is developed with new residential area and consists the public and semi-public uses like Arts College, Government Hospital, Sub-Collector's Office. The northern part of the Local Planning Area is surrounded by Agricultural land and a portion of the southern part is surrounded by reserve forest.

TABLE I

The table below gives the occupational pattern for Chengalpattu town for the decades 1961-1971.

S. No.	Occupation	1961		1971			
		No. of workers	% to the total workers (6815)	No. of the total Popn. (25977)	% to the total workers (9933) Popn. (38419)		
<u>Primary</u>							
1.	Agriculture and allied activities	81	1.18	0.31	598	6.02	1.56
2.	Mining and Quarry	199	2.92	0.77	74	0.74	0.19
Total		280	4.10	1.08	672	6.76	1.75
<u>Secondary</u>							
3.	Household Industry	70	1.02	0.27	115	1.15	0.29
4.	Manufacturing	942	13.83	3.63	1300	13.09	3.38
5.	Construction	254	3.73	0.98	279	2.81	0.72
Total		1266	18.58	4.88	1694	17.05	4.39
<u>Tertiary</u>							
6.	Trade & Commerce	1013	14.87	3.90	2002	20.16	5.21
7.	Transport, Storage & Communication	919	13.48	3.53	1804	18.16	4.70
8.	Other Services	3337	48.97	12.84	3761	37.87	9.79
Total		5269	77.32	20.27	7567	76.19	19.70
Net Total		6815	100.00	26.23	9993	100.00	25.84

**TABLE — I - 3**  
**Chengalpattu Local Planning Area — Land Uses — 1981**

S.No.	Developed Area	Extent in hectares	% to developed area	% Total Area
1.	Residential	131.00	42.07	21.51
2.	Commercial	8.05	2.58	1.32
3.	Industrial	3.625	1.16	0.59
4.	Transport & Communication	47.76	15.33	7.84
5.	Public & Semi-public	68.718	22.07	11.28
6.	Recreation & Open space	7.844	2.52	1.29
7.	Vacant	44.41	14.26	7.29
		311.41	100	

S. No.	Undeveloped area	Extent in hectares	% to undeveloped area	% to Total Area
1.	Hills	21.26	—	3.49
2.	Waterbodies	114.76	—	18.84
3.	Agricultural land	123.58	—	20.63
4.	Reserved Forest	36.12	—	5.93
		609.13		100.00

#### *1.3.1. Residential Use :*

The residential area occupies 131.00 hectares which works out to 42.07% and 21.51% of the developed area and total area of the Local Planning Area respectively. The central part and a portion of the northern part of the Local Planning Area have developed as thickly residential areas. The southern part of the Local Planning Area have developed as residential area in a planned manner.

The residential growth trend is towards the south, south-eastern side of the town. In all the other sides, the residential development could not take place because of natural barriers like hillocks, lake and river come on the way for further development.

### *1.3.2. Commercial Use :*

The commercial activity occupies nearly 8.051 hectares and it works out to 2.58% and 1.32% of the developed area and total area of the town respectively. Commercial uses are located in the central part of the town. There are shops along the main road.

### *1.3.3. Industrial Use :*

There are no industries of worth mentioning in the town except the Zip Industry adjoining to Sub-Collector's Office, abutting to G.S.T. road. The existing industries are of small and service type like Engineering works, furniture units, rice and flower mill, etc. which are mainly located along the G.S.T. Road, Anna Salai and Gandhi Road.

The area under industrial use occupies nearly 3.63 hectares which works out to 1.16% and 0.59% of developed area and total area of the Local Planning Area respectively.

### *1.3.4. Public and Semi Public Uses :*

Government Offices, Quasi-Government Offices, Religious, Educational and Medical Institutions which are the main components of the Public and Semi-public uses account for 68.718 hectares and works out to 22.07% and 11.28% to the developed area and the total area of the Local Planning Area respectively. Public Offices and Medical Institutions are concentrated along the G.S.T. Road. Chengalpattu is not the district headquarters but most of the institutions of Central and State Government are located here.



### ***1.3.5. Transport and Communication :***

The main uses under this head are the railways, railway station and its yards, streets, roads, lanes, bus and truck terminals and depots. The railway junction is situated in the Eastern portion of the town. The bus stand is situated along the G.S.T. road at a distance - about 100 mts. from the railway station.

The town has got both highly congested of old town with narrow streets and new extensions in the form of residential layouts with fairly wide roads. The area covered by this land use is 47.76 hectares which constitutes 15.33% to the total developed area.

### ***1.3.6. Recreation and open space :***

The area under recreation and open spaces covers an extent of 7.844 hectares constituting 2.52% to the total developed area. The Devaraj park and the Hill park are the main open spaces.

### ***1.3.7. Vacant Land :***

The vacant lands are mostly available in the developed area. This use covers an extent of 44.41 hectares.

### ***1.3.8. Agricultural and Land under water :***

Agricultural land covers an area of 123.58 hectares. This is mostly located in the peripheries of the town. An area of 114.76 hectares come under water bodies which includes lakes, ponds, rivers and canals. The major lake like Chengalpattu tank (Kolavai Eri) comes under this category and Palar river runs adjoining to the town.

### ***1.3.9. Hillocks and Reserved Forests :***

An area of 21.26 hectares is covered by Hill in the western part of the Local Planning Area and an area of 36.12 hectares is covered by Reserved Forest in the southern part of the Local Planning Area.

### **1.3.10. Ownership of the Land :**

Nearly 42% of the total area of the town is under private ownership. The percentage of land under Government and municipal control is 58% of which the tanks Kolavai Eri, Gundur Eri, and the Hill and Reserved Forest form a major part.

### **1.3.11 Economic Base :**

The main economic base of the Town are agriculture, Trade and Commerce, Manufacturing Industries and other services.

### **1.3.12. Industries :**

There are no industries of worth mentioning in the town except the Zip Industry adjoining to Sub-Collector's Office abutting the G.S.T. Road. The existing industries are of small and service type like Engineering works, furniture units, rice and flour mill etc.

### **1.3.13. Commerce :**

Chengalpattu is one of the important commercial centres of the District. The major commercial activity is commensurate along the G.S.T. Road and at Anna Street, Rajaji Street, Periar Street and Gandhj Road. The Daily market is located near Bazzar Street. The important commercial activities of the Town are agricultural commodities. The main commercial area is concentrated around Anna Street, Rajaji Street, Periar Street and Gandhi Road. The wholesale area is also situated in and around these areas, whereas the retail outlets are distributed throughout the residential area of the town. The Shopping Area of the town which caters to the shopping needs of the town and the surrounding settlements. Another economic base of the town is other services. There are so many central, state and Quasi-Government Offices.

#### **1.4. Level of Urbanisation :**

The increase in percentage of workers to total workers in Trade and Commerce and Transport and Communication sectors from 1961 to 1971 shows the level of urbanization in 1971 when compared to that of 1961. The existing land use pattern which gives the different uses to the developed area shows the level of urbanization in the local planning area.

##### **1.4.2. Utilities and Services :**

The utilities and services indicate the urbanization trend.

##### **1.4.3. Housing :**

The local planning area had 5579 houses as against 7249 households as per census 1981. The percentage increase during the 1971-81 was 22.8%. The houses are predominantly of tiled and terraces.

The Housing density is about 42.59 houses per hectare. High housing density is in the old parts of the town. Low density below 25 houses/hectare is seen in newly developed Vedhachalam Nagar and Anna Nagar, As per 1971 census, there was a shortage of 2362 and as per 1981 census, there was a shortage of 1670 houses. The bulk of the housing are to be provided by the private and public sector undertakings.

##### **1.4.4. Detailed Development Plans :**

The Directorate of Town and Country Planning have suggested Detailed Development Plans in order to bring the same area under development control.

## PARTICULARS OF DETAILED DEVELOPMENT PLAN

S.No.	Name of the Detailed Development Plan	Extent	Notified in G.O. and Date
1.	Detailed Development Plan I	276 Acres	G.O.Ms. 1397 L.A. Dt. 20-8-60 Draft stage
2.	Detailed Development Plan II	93.00 Acres	1. G.O. 271 L.A. dt. 23-2-60 2. G.O. Rt. 1923 RDLA, dt. 23-9-63 Draft stage
3.	Detailed Development Plan III	157.00 „	1. G.O.Ms. 271 L.A. dt. 23-2-60 2. G.O.Rt 1923 RDLA, dt. 23-9-63 Draft stage

### 1.4.5. Industries :

There is no definite industrial zone. The location of Industries are merely accidental and mainly depends on the entrepreneurialship. Only the Zip Industry which provides employment to 150 persons with 187.5 H.P. and Indo Medicine Industry which provides employment to 60 persons with 50 H.P. are the main industries in Chengalpattu.

### 1.4.6. Notified Industrial Area :

No area is notified for industrial purpose in Chengalpattu town.

### 1.4.7. Water Supply :

Protected water supply is in existence in this town since 1926 and improvements were taken up in the year 75. Infiltratory gallery wells erected in the river bed PALAR is the only source of water supply for this town.

For the present, the water supplied is 52 lakhs litres per day. The protected water distribution system for the present in the area is through 3007 house service connections and 185 public taps.

#### **1.4.8. Drainage :**

There is no comprehensive drainage system. The town is served with open drain system consisting of masonry drains and open court earthen drains. Sewage disposal apart from septic tank latrines, is being done by way of wheel barrows. An area of 5.3 Acres of land is used as compost yard in the western side of the town.

#### **1.4.9. Educational Institutions :**

There are two Nursery Schools, 15 Elementary Schools 4 Higher Elementary Schools, 5 High Schools and 4 Higher Secondary Schools for the present in the Local Planning Area. The total area occupied by the schools works out to 24.40 hec. For further higher education one Government Arts College is also located adjoining to G.S.T. Road at Anna Nagar. It occupies an extent of 4.13 Acres and an enrolment of 600 students. There is Government Medical College just outside the southern side of the Local Planning Area boundary. One Industrial Training Institute is also located just outside the southern side of the Local Planning Area boundary.

The area occupied by the Educational Institutions along with their strength is given in the Table Below.

## Particulars of Educational Institutions within Chengalpattu Local Planning Area

S.No.	Institution	No.	Extent in acre	Strength		
				Boys	Girls	Total
1.	Nursery	2	0.15	230	115	345
		15	3.70	2200	2100	4500
2.	Higher Elementary	4	1.50	1000	650	1650
3.	Secondary	8	19.05	3368	2560	5890
4.	Higher Secondary					
5.	College	1	4.13	—	—	600

### 1.4.10. Health Institutions :

There is one major Government Hospital with a bed strength of 305 which is attached to the Medical College. There are 12 private nursing homes and 3 maternity homes and out of which 2 are run by the municipal council and the other by Government. The total bed strength of all the nursing homes and maternity homes is 96. Apart from this there is a leprosy home in the southern part and out side of the Local Planning Area boundary with a bed strength of 100.

### 1.5 Position of the Town in the Administrative Set Up : Control of Development of the town :

Chengalpattu Town is a II grade Municipality and at present a Taluk Headquarters in Chengalpattu District. The Municipality was constituted in the year 1896 and was classified as III grade in the year 1947 and it was upgraded as II grade in the year 1972. The town covers an area of 6.09 sq.kms. The Municipal limit of Chengalpattu has been declared as Local Planning Area by the Government under section 10(4) of Town and Country Planning Act

1971 in G.O.Ms. No. 650 Rural Development and Local Administration dt. 16-3-74 and the Local Planning Authority was constituted under section 11(1) of Town and Country Planning Act 1971 in G.O.Ms. No. 651 Rural Development and Local Administration dt. 8-4-75. Hence the Chengalpattu Local Planning Authority is the main local government controlling the development of the town and other Government agencies exercising control over the area are Sub-Collectors's Office, Taluk Office, Harijan Welfare Office, Public Works Department, Tamilnadu Housing Board, Tamilnadu Electricity Board and Tamilnadu Water Supply and Drainage Board.

#### *1.6. Grade and Category of The Town indicated in the Regional Plan :*

There are 80 urban centres in the Chengalpattu region as per the 1971 census. The category of the Urban Centres have tested against a number of factors to fix their grade in the overall urban pattern. The factors are viz.

- 1) Population size
- 2) Administrative status
- 3) Scale of educational, medical recreational and marketing facilities.

According to this pattern the Chengalpattu Town ranks 3rd order urban centre of the region.

---





## CHAPTER II

### SCOPE FOR URBANIZATION

#### *2.1. Limitations due to Natural Features :*

The Chengalpattu town is surrounded by Chengalpattu (Kulavai) Tank and wet lands in the north, Hillocks in the west, reserved forest in the south-west and the Madras - Chengalpattu - Trichy metre gauge railway line in the east. Therefore a portion of wet land and the dry land only can be developed.

#### *2.2. Limitation due to maximum population and population density proposed :*

The present area of the Chengalpattu town is 6.09 sq. k.m. and the population is 47,324 as per the census 1981. The entire population is spread over the Chengalpattu town. Generally the density of population is medium i.e. 7600 persons/sq. k.m. The projected population for the Local Planning Area for the year 1991 is 58,000 and the proposed density will be 9250 persons/sq. k.m.

#### *2.3. Limitation due to non-urban uses :*

The area lying to the north-west of the town consists of fertile agriculture wet lands. Hence this area needs to be left undeveloped. The hills, Kulavai Tank and the reserved forest area also need to be left undeveloped.

#### *2.4. Limitation due to impossibility of providing utilities and services :*

The present developed area is well served by utilities and services. The additional area that will get urbanized as in future, will merely call for the extension and expansion of the existing facilities, which will not be a problem as far as this town grows. Hence, there is no restriction whatsoever on this basis.

## *2.5. Limitation due to Administrative Jurisdiction :*

Chengalpattu Town is a II grade Municipality and the present development is confined to only the Local Planning Area, and there is no limitation so far as administrative jurisdiction is concerned.

## *2.6. Scope for urbanization of the Town :*

It is seen that there is a moderate limitations for urbanization of Chengalpattu town after considering the factors mentioned above and spatial distribution for the various land uses are calculated taking into consideration the needs of the anticipated population. For assessing the spatial requirements of the proposed population of 58,000 and 70,000 during 1991 and 2001 of Chengalpattu Local Planning Area, the criteria adopted is that 50% and 54% of the urbanizable area would be for residential and the remaining 50% and 46% for other concomittant uses during 1991 and 2001 respectively.

Assuming an average gross net of 325 persons per hectare, the urbanizable area required for the Chengalpattu Local Planning Area in 1991 and 2001 are 336 hectares and 395 hectares respectively. For allocating the land for various uses, the guidelines issued by the Master Plan Division of the Directorate of Town and Country Planning vide its Circular No. MP4/dt. nil is taken into consideration. Based upon the guidelines and treating the Chengalpattu as a dermitory city the urbanizable land required for various categories out of proposed land use for Chengalpattu Local Planning Area in 1991 and 2001 are given as follows :

---

TABLE 3

S. No.	Land Use	Percentage to total Urbanisable Area					Area required in 1991 for Cgl. LPA (in Hec.)	Existing Area in '84 (in Hec.)	Additional area in Hec. Cgl. LPA in 1991 (in Hec.)	Area required in Hec. 2001 for Cgl. LPA (in Hec.)	Additional area required for Chengalpattu LPA in 2001 (in Hec.)
		Stand-ard	Proposed for Cgl. L. P. A. 1991	2001	3	4	5				
1	2	3	4	5	6	7	8	9	10		
1	Residential	40 to 50%	50%	54%	178	131.0	47.0	215	37		
2	Commercial	3 to 6%	3.9%	4%	14	8.0	6.0	16	2		
3	Industrial	10 to 15%	2.2%	2%	8	3.6	4.4	8	—		
4	Public & Semi public	8 to 11%	21%	18%	75	68.7	6.3	75	—		
5	Transport and Communi- cation	25 to 30%	17.4%	17%	62	47.8	14.2	62	—		
6	Utilities	1%	} 5.5%	5%	19	7.8	11.2	19	—		
7	Open space	5%									
		100%	100%		356.0	266.9	89.1	395.0	39		

The present and the proposed land use break-up is given as follows :

TABLE 4

## CHENGALPATTU LOCAL PLANNING AREA - LAND USES

Sl. No.	USE	Existing Extent (in Hec.) 1984	1991 (in Hec.)	2001 (in Hec.)
<b>DEVELOPED AREA</b>				
1.	Residential	131.00	178	215
2.	Commercial	8.00	14	16
3.	Industrial	3.60	8	8
4.	Public & Semi Public	68.70	75	75
5.	Transport & Communication	47.00	62	62
6.	Utilities & Services }			
7.	Open space	7.80	19	19
8.	Vacant	44.40	-	-
		311.30	356.00	395.00
<b>UN-DEVELOPED AREA</b>				
1.	Hills	21.26	21.26	21.26
2.	Water Bodies	125.69	103.21	103.21
3.	Agricultural	114.76	92.54	53.54
4.	Reserve Forest	36.12	36.12	36.12

The urbanisable land required for various uses have to be acquired in proper place with the consideration of the objectives are mentioned in the next chapters.

## CHAPTER III

### *OBJECTIVES :*

#### *3.1. Land :*

The urbanisable land required for the provision of various uses, to satisfy the needs of the anticipated population in 1991 is calculated as 356 hectares. The present local planning area is the present Chengalpattu Municipal Area. The Local Planning Area is thickly developed due to just positioning of various land uses. This Local Planning Area is surrounded by on one side hillocks, and on one side railway line and tank and on the other side by wet agriculture land. Hence it necessitates to increase the urbanizable area by converting the vacant, dry land, and a portion of wet agriculture land. Thus, the required urbanisable area of 356 hectares need to be increased by promoting new urban areas and locating new developments concerning at the same time a portion of good agricultural land so that physical disturbance to existing development is kept at a minimum and an organised development along planned lines comes up for the benefit of the residents as well as the society.

#### *3.2. Community :*

The additional urbanizable area required for residential use of 47 hectares is to be provided in proximity to existing development. Ample and attractive sites for housing for all socio-economic groups are provided in the zones and the zones provided which are adoptable in character so that it can accommodate changes in the requirements of society. The additional urbanisable area required for commercial and recreational use worksout to 6.00 and 11.2 hectares which is to be provided for encouraging the efficient and convenient distribution of shopping, social, cultural and recreational facilities.

### 3.3. Activity Zones :

The main activity zones of an urban area are :

1. Commercial and Business Area
2. Industrial Area
3. Public Office spaces
4. Health Institutions
5. Educational Institutions etc.

For the present most of these institutions are located nearby the residential and other mixed developments. The Master Plan seeks to provide spaces for their equidistribution in the old and new areas according to the needs through area development plans that will have to be drawn up subsequent to the approval of the master plan by the Government. In the Master Plan the available facilities which may throw light on the deficiencies, and the future requirements for the plan period are given. These activity zones are so provided as to influence and induce economic development through planned patterns of land use and spatial allocations. The area development plans to follow the Master Plan taking all from it will also take care to provide attractive sites for all the above activity ingredients in locations.

### 3.4. Standard Urbanization :

The standard of urbanization in respect of utilities and services to be adopted are (1) to keep down construction and operational costs, and (2) to locate new principal roads and other service lines to serve the proposed residential, commercial and activity zones so that there is the greatest possible benefit to all. Apart from the existing channels of financing the urban services, the Local Planning Authority will invest its own funds or secure loans as the case may be towards the achievement of these services to the required standard.

### ***3.5. Administration :***

The Local Planning Authority is the organization to regulate, monitor and control the development in an orderly manner, on the lines prescribed in the Master Plan.

### ***3.6 Objectives of Urbanization :***

The objectives spelled out in the plan regarding the future urbanization of the Chengalpattu Local Planning Area have been discussed in detail with the Local Planning Authorities and the Regional Plan Division of Directorate of Town and Country Planning.

---





## CHAPTER IV

### 4.00 POLICY TOOLS :

#### 4.01 Land Development Policy :

The mutual interaction of various land uses and the type and quantum of urban services is essential for orderly growth of urban area.

##### 4.1.1. Acquisition of Public and Private Land :

In the plan, it is proposed to form bye-pass road, and to widen the existing National Highway, to relieve and reduce the traffic congestion and to channelise development on planned lines. The land required for the above purposes have to be acquired either by compulsory acquisition or by private negotiation. The lands required for the organized development of housing and for the provision of public utilities and public purposes may be got alineated or acquired from Government and private owners respectively.

##### 4.1.2. Land Values :

The land value within the Local Planning Area varies according to its usage and location. Land value is maximum ranging between Rs. 5000 and Rs. 3500 per cent. and the minimum is Rs. 100 per cent.

##### 4.1.3. Development Proposal :

###### (i) Improvement to existing Urban Area :

The scale worked out for planning purpose become very useful for allocation of different facilities in its plan. In the development proposed, the following items are taken into account for improvement to the existing urban area.

(1) Improvement of the Shopping along the G.S.T. Road and Rajaji Street, Periar Street, Anna Street, Gandhi Road.

(2) Converting the Gundur Eri which is situated in the middle of the town as open space having open air theatre, stadium and exhibition ground.

*(ii) Renewal and Redevelopment Area :*

Renewal and redevelopment schemes may not be possible to be attempted as far as Chengalpattu Local Planning Area is concerned. Piecemeal redevelopment or renewal in some pockets of the oldest part of the town may be considered after preparing Detailed Development Plan.

*(iii) Newly Developing Area :*

Most of the new development areas are proposed on the western part of the Local Planning Area, and along the G.S.T. Road. In the western side of the Local Planning Area 50% of the Area to be developed is dry agriculture land and serves as an extension to the existing town development where new residential houses are coming up. Some area near Gundur Eri has been taken for the new development and for the future expansion of the town.

*(iv) Preservation of Protected Area :*

In the plan a portion of the existing valuable wet agricultural land and the fort where some of the State Government Offices are functioning at present are to be preserved as protected area. Since the town's initial growth has been around the hillocks and on the slope, renewal and replacement of old houses into new areas will be permitted to take place.

*4.1.4. Disposal of Developed Land :*

The disposal of developed/and viz., sale, lease and allotment may be dealt by the Local Planning Authority and its agencies.

#### ***4.1.5. Regulation and Control Measures :***

All the future developments will be regulated and controlled on the lines prescribed in the Acts (1) Tamil Nadu District Municipalities Act (2) Tamil Nadu Town and Country Planning Act and other relevant Acts.

#### ***4.2. Community Development Policy :***

The Community Development Policy has to be discussed so as to achieve the goals of the Planning and it may ensure that the systematic economic and healthy development of the Local Planning Area takes place in accordance with the land use envisaged in the plan. The plan provides community needs of the Local Planning Area.

##### ***4.2.1. (a): Family Size :***

The family size of population of Chengalpattu Local Planning Area as per census 1981 is 6.52. But the family size for neighbourhoods will be 5.

##### ***(b) Housing Policy :***

One house for every family or a household is the social aim. The private sector, and the public sector agencies in an organized manner have to play a vital role to provide for the bulk of the housing need of the Community.

##### ***4.2.2. Community Values and Interest Groups :***

The agencies responsible for community planning will see that the plans are prepared in accordance with community values.

##### ***4.2.3. Needs of the Community :***

The various needs of the community are designed to be met on a hierarchical basis viz. education, medical and recreational facilities for community development.

#### **4.2.4. Education :**

As regards the land needs for education the required No. of higher secondary schools and colleges and higher educational institutions are only considered here. Taking into account, the standard adopted viz. one higher secondary school for 40,000 population and one college for 2 lakhs population in urban areas and considering the (1) availability of 4 higher secondary schools and one Arts College (2) the anticipated population of 70,000 in the year 2001, there is no necessity to provide any educational institutions for the plan period 1984-2001. in the Local Planning Area.

#### **4.2.5. Medical :**

The Bhore commission has recommended for the provision of 1 bed per 1000 population. The above standard applies for the country as a whole. There is a major Government Hospital with a bed strength of 305 attached to the Medical College. Therefore there is no necessity to have additional bed strength in the existing hospital to satisfy the future needs.

#### **4.2.6. Recreational Facilities :**

There are at present 2 parks viz. (1) Devaraj park and (2) Hill Park which are maintained by the Municipality. In all residential zones, ample size of open spaces are to be provided for the purpose of recreation. In this town at present, there is no stadium or exhibition ground for fulfilling the ambitions of the people. Hence the Gundur Eri is proposed to be reserved for open air theatre, stadium and exhibition ground etc. A space has been provided for parks and open space in the western side of the proposed bypass road for the benefit of anticipated neighbourhood.

#### **4.2.7. Aids and Grants for Community :**

The various aids and grants available for the present for the development of community services will be properly utilised by the agencies responsible for the benefit of the community.

#### *4.2.8. Regulatory Measures for Community :*

The regulatory measures in force will be properly enforced in the areas uniformly to achieve a balanced development. The parks, play fields and open spaces will be properly maintained for the well-being of the Community.

#### *4.3.0. Economic Developing Policy :*

Chengalpattu town has already attained the full growth and the trend of direction of further growth cannot be predicted correctly and hence the trend of direction of further growth has been assumed on the western side of the town and space has been provided by converting available dry land and a portion of wet land into urbanisable area. With this end in view, the plan proposals have been made to improve the economic and living conditions of the citizen of the town by providing better community facilities with improved transportation.

#### *4.3.2. Industrial :*

There are no industries of worth mentioning except the Zip industry. The plan must provide jobs for all those residents inside the town who may need them. Account must be taken of the extent to which those will be in-flows or out-flows from the town to mark and this requires a dynamic balance to be maintained between various elements. As far as possible, town residents should be able to find jobs without travelling outside the town. A portion of space in between the railway line (Chengalpattu - Madras) and the G.S.T. Road (Chengalpattu - Madras) has been earmarked for providing controlled industries.

#### *4.3.3. Commercial :*

The essential constituents of commercial zones are shops for occasional needs, banks, theatres and wholesale and retail business. Space to a depth of 100' on two sides of the G.S.T. Road (between the Junctions of G.S.T. road and Kancheepuram road, and G.S.T. Road

and Tirukalikundram road) and spaces to a depth of 50' on two sides of the Rajaji Street, Periar Street, Anna Street and Gandhi Road have been designated as commercial area so as to provide people with freedom to choose from a wide range, of alterations and good accessibility to shops.

#### *4.3.4. Institutions :*

The assessment of future requirements regarding education and medical facilities are given in 4.2.4. and 4.2.5.

#### *4.3.5. Public Offices :*

There are so many public offices which are functioning in the rented buildings. Due to scarcity of space, it is recommended to develop the existing area (Government or Quasi-Government) buildings by way of expansion where Government Offices are functioning so as to enable to accommodate the offices which are functioning in the rented buildings. Storied buildings (upto 2 stories) may be built in the Sub-Collector's Office campus for this purpose.

#### *4.3.6. Linkage of zones :*

The linkage between various zones is obtained by means of efficient street net work.

#### *4.3.7. Transportation Policy :*

The present street net work system in the Local Planning Area is sufficient. In the old part of the town the streets are narrow. But most of the streets are not used by 4 wheel driven vehicles and hence it is felt that the width of the streets are found sufficient and may be used after enforcing traffic control in future. The present G.S.T. Road which passes through the Local Planning Area requires widening in the stretch between the junction Kancheepuram Road and G.S.T. Road and the G.S.T. Road and Tirukalikundram Road so as to allow smooth flow throughly eliminating, traffic bottlenecks. The improvements that are required in the existing road system and

the proposed road system would among others include the provision of a bye-pass road (200' wide) connecting the G.S.T. Road in the north, Kancheepuram road in the west, and G.S.T. Road in the South.

#### **4.3.8. Demarcation of Zones :**

The various zones are demarcated clearly in the plan.

#### **4.3.9. Approved Projects :**

The Chengalpattu Town has been selected to implement centrally assisted schemes of Integrated Urban Development Programme. The following are the projects identified for implementation.

##### **1. Residential Development :**

House sites for E.W.S., L.I.G. and M.I.G. have been provided in the land measuring 23.61 acres at a cost of Rs. 9.96 lakhs at south west part of the town.

##### **2. (a) Expansion of Bus Stand site and construction of 'B' Class Bus Stand :**

Chengalpattu town is situated on the National Highways Road No. 45 (Madras-Trichy Dindigul) and is connected with the neighbouring urban centres and villages by proper road. Approximately 300 buses are plying through town every day.

Therefore a project has been formulated to expand the present bus stand site measuring 1.98 acres by acquiring 0.90 acres of adjoining land at an estimated cost of Rs. 6 lakhs. A 'B' class bus stand design at an estimated cost of Rs. 15.30 lakhs has been also worked out, approved and the construction is in progress.

##### **(b) Improvement to town Bus Stand :**

The old bus stand which is located by the side of the G.S.T. Road at the Northern entrance of the town, is used at present as town bus stand. Some improvements in the bus stand viz. providing shops, waiting hall for passengers and choultry are proposed at an estimated cost of Rs. 2 lakhs.

### 3. *Development of Market and Mandies :*

At present there is no decent markets and shops. Practically no godown facilities are available in the town. Therefore following projects have been formulated to full-fill the requirements.

- (a) The Commercial Complex opposite to bus stand having Local Markets mandies and godowns with necessary open space for Car and lorry parking at an estimated cost of Rs. 10.3 lakhs is proposed.
- (b) The Commercial Complex having stalls for vegetable, fish etc. and godowns with restaurant and toilet facilities at Thirukalikundram road in Anna Nagar at an estimated cost of Rs. 10 lakhs is proposed.
- (c) A Commercial Complex consisting of a market and godowns with restaurant facilities in G.S.T. Road in close proximity to bus stand and railway station at an estimated cost of Rs. 10 lakhs is also proposed.

#### 4.3.10. *Zoning Regulation : (G.O. Ms. No. 1730 RD & LA dt. 24-7-74)*

The development shall confirm to the following zoning regulations.

##### *I. Residential Use Zone :*

- (a) Primary Residential Use Zone
- (b) Mixed Residential Use Zone

##### *Use-Zone I. (a) Primary Residential Use Zone :*

##### *Uses Permitted :*

1. All residential buildings including single and multi-family dwellings, partment dwellings and tenements together with appurtenances pertaining thereto ;



2. Professional consulting offices of the residents and other incidental uses therefor ;
3. Petty shops dealing with daily essentials including retail provisions, soft drinks, cigarettes, newspapers, milk-kisoks, cycle repair shops and single person tailoring shops ;
4. Hair dressing saloons and Beauty Parlours ;
5. Nursery and Primary Schools ;
6. Taxi and Auto-rickshaw Stands ; and
7. Parks and Playfields.

**Use Zone I (b) *Mixed Residential Use Zone :***

***Uses Permitted :***

1. All uses permitted under Use Zone I (a) i.e. Primary Residential Use Zone ;
2. Hostels and Single person Apartments ;
3. Community Halls, Kalyana Mandapams, Religious Buildings, Welfare Centres and Gymnasias ;
4. Recreation Clubs, Libraries and Reading Rooms ;
5. Clinics, Dispensaries and Nursing Home ;
6. Government, Municipal and other Institutional sub-offices ;
7. Police Stations, Post and Telegraph offices, Fire stations and Electric Sub-Stations ;
8. Banks and Safe Deposit Vaults ;
9. Educational Institutions excluding Colleges ;
10. Restaurants, Residential Hotels and other Board and Lodging Houses ;
11. Petrol Filling and Service Stations ;
12. Vegetable, Fruit, Flower, Fish, Eggs, and Meat shops ;

13. Departmental Stores or Stores or Shops for the Conduct of retail business ;
14. Bakeries and Confectionaries ;
15. Laundry, Tailoring and Goldsmith Shops ; and
16. Cottage Industries permissible in residential areas under G.O.Ms. No. 566 dated 13-3-62.

## II. Commercial Use Zone — Use Zone 2 :

### *Uses Permitted :*

1. All uses permitted in Use Zones 1 (a) and 1 (b)—i.e. Residential Use Zones ;
2. Industries using electric power not exceeding 130 H.P. (L.T. Maximum load) but excluding industries of obnoxious products and other materials likely to cause health hazards ;
3. Business offices and other commercial and financial institutions ;
4. Warehouses, repositories and other uses connected with storage or wholesale trade, but excluding storage of explosives or products which are either obnoxious or likely to cause health hazards ;
5. Cinemas, Theatres and other Commercial entertainment centres ;
6. Research, experimental and Testing laboratories not involving danger of fire, explosion or health hazards ;
7. Transportation terminals including bus stands, railway stations and organised parking lots ;
8. Automobile repair shops and garages ;
9. Small industries, using electric motors not exceeding 20 H.P. and/or employing not more than 25 workers,

which are not noxious or offensive due to odour, dust, smoke gas, noise or vibration or otherwise dangerous to public health and safety ; and

10. Installation of electric motors not exceeding 20 H.P. for use incidental to the commercial activities permissible in the zone.

### III. *Industrial Use Zone — Use Zone 3 :*

- (a) Controlled Industrial Use Zone
- (b) General Industrial Use Zone
- (c) Special Industrial and Hazardous Use Zone.

#### *(a) Controlled Industrial Use Zone :*

##### *Uses Permitted :*

1. All commercial uses listed under Use Zone 1 (a), 1 (b) and 2 i.e. residential and commercial use zones ;
2. Industries using electric power not exceeding 130 H.P. (L.T. maximum load) but excluding industries of obnoxious and hazardous nature by reason of odour, liquid effluent, dust, smoke, gas, vibration etc., or otherwise likely to cause danger or nuisance to public health or amenity ;  
Provided that these industries may use steam, oil or gas power during periods of power shortage or failure ;
3. Hotels, Restaurants, and Clubs, Places and social intercourse, recreation and worship and dispensaries and clinics ; and
4. Residential buildings for caretakers, watchmen and other essential staff required to be maintained in the premises.

### ***(b) General Industrial Use Zone :***

#### ***Use Permitted :***

1. All commercial uses listed under Use Zones 1 (a), 1 (b) and 2 i.e. residential and commercial use zones ;
2. All industries without restrictions on the horse power installed or type of motive power used excluding those of obnoxious or hazardous nature by reason of odour, liquid, effluent, dust, smoke, gas, vibration etc., or otherwise likely to cause danger or nuisance to public health or amenity ;
3. Hotels, restaurants and clubs, or places for social intercourse, recreation and worship or for dispensaries and clinics ; and
4. Residential buildings for caretakers, watchman and other essential staff required to be maintained in the premises.

### ***(c) Special Industrial and Hazardous Use Zone :***

#### ***Uses Permitted :***

1. All commercial uses listed under Use Zone 1 and 2 i.e. residential and commercial use zones.
2. All industries permissible in the Use Zones III (a) and III (b). i.e. the controlled and general industrial Use Zones.
3. All uses involving storage, handling, manufacture or processing of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and/or which may produce poisonous fumes or explosion.
4. All uses involving storage, handling, manufacturing or processing which involve highly corrosive, toxic or noxious alkalies, acids, or other liquids or chemicals producing flames, fumes and explosive, poisonous, irritant or corrosive gases.

5. All uses involving storage, handling or processing of any materials producing explosive mixtures of dust, or which result in the division of matter into fine particles subject to a spontaneous ignition.
6. Processing or manufacturing anything from which offensive or unwholesome smells arise.
7. Melting or processing tallow or sulphur ;
8. Storing, handling or processing of manure, offal, blood, bones, rags, hides, fish, horns or skin ;
9. Washing or drying wool or hair ;
10. Making fish oil ;
11. Making soap, boiling or pressing oil, burning bricks, tiles, pottery or lime ;
12. Manufacturing or distilling sago and artificial manure ;
13. Brewing beer, manufacturing by distillation arrack or spirit containing alcohol, whether denatured or not ;
14. In general, any industrial process which is likely to be dangerous to human life or health or amenity and not permissible in the Use Zones III (a) and III (b) i.e. controlled industrial and the general industrial and the general industrial use zones ;
15. Hotels, restaurants and clubs or places of social intercourse, recreation and worship or dispensaries and clinics ; and
16. Residential buildings for caretakers, watchmen and other essential staff required to be maintained in the premises.

#### **IV. Educational Use Zone — Use Zone 4 :**

##### ***Uses Permitted :***

1. Schools, Colleges and other higher education and Training institutions and the uses connected therewith

2. All uses permitted in Use Zone I (a) i.e. primary residential use zone ;
3. Hostels and single person apartments ;
4. Recreations Clubs, Libraries and Reading Rooms ; and
5. Restaurants.

#### V. *Public and Semi-Public Use Zone — Use Zone 5 :*

##### *Uses permitted :*

1. Government and Quasi Government Offices ;
2. Art Galleries, Museums, Acquarias and Public Libraries ;
3. Hospitals, Sanitaries and other Medical and Public Health Institutions ;
4. Harbour, Airport and Flying Club ;
5. Organised Parking Lots and Bus and Taxi Stands ;
6. Parks, Playfields, Swimming Pools, Stadium, Zoological Gardens, Exhibition Grounds and other Public and Semi-Public Open spaces ; and
7. All uses permitted in the Use Zones I (a) and I (b) i.e. the residential use zones.

#### VI. *Agricultural Use Zone — Use Zones :*

##### *Uses Permitted :*

1. All Agricultural uses ;
2. Farm Houses and Buildings for Agricultural Activities ;
3. Rural Settlements with allied uses ;
4. Public and Private Parks, Playfields, Gardens, Caravan and Camping Sites and Other Recreational Uses ;
5. Dairy and Cattle Farms ;
6. Piggeries and Poultry Farms ;

7. Water tanks and Reservoirs ;
8. Sewage Farms and Garbage dumps ;
9. Airports and Broadcasting Installations ;
10. Forestry ;
11. Cemeteries, Crematoria and Burning and Burial Grounds ;
12. Storing and Drying of Fertilizers ;
13. Fish Curing ;
14. Salt Manufacturing ;
15. Brick, Tile or Pottery Manufacture ;
16. Stone Crushing and Quarrying ; and
17. Sand, Clay and Gravel Quarrying.

#### *4.4. Standard of Urbanisation Policy :*

The plan is to embody a rational approach towards the provision of convenience, comfort, security and environmental needs to the inhabitants of the urban area. Therefore the following objectives are provided.

1. The creation and optimum distribution of work centres with proper correlation between them and residential uses and service facilities ;
2. Development of adequate transportation facilities for the effective and efficient movement ;
3. Provision of adequate housing and related community facilities including civic amenities and urban utilities ;

##### *4.4.1. Utilities and Services :*

###### *1. Water Supply :*

The Chengalpattu Local Planning Area is expected to hold a population of 58,000 and 70,000 in 1991 and 2001 respectively and such a town would require a comprehensive plan towards the provision of adequate water supply

for its day to day needs. The percapital average consumption for the present works-out to 22 gallons/person/day. Thus the present water supply is quite below the standards. The present water supply covers only 2/3rds of the area of the town. There is ample scope for the expansion from the existing source. viz. Palar River.

ii. *Drainage and Sewage :*

The town is served with open drain system, consisting of masonary drains and open court earthen drains. Hence a comprehensive Drainage scheme for this town will have to be taken up during the plan period.

iii. *Waste disposal :*

The collection of rubbish and sewage is estimated to be around 10 tons/day and the same is carried to the compost yard measuring 5.3 acres situated on the western side of the town at a distance of 1/2 k.m. Some area outside the Local Planning Area may be selected and used as compost yard.

iv. *Electricity :*

Electricity is supplied by the State Electricity Board. In the matter of power supply, no special provision is required to be made in the plan, in view of the availability of power from stategrid.

v. *Post and Telegraph and Telecommunication Facilities :*

There are enough post offices and telegraph offices. There is also one telephone exchange. There is an INSAT tracking instrument. These facilities may be expanded depending upon the needs.

vi. *Police Station :*

There are enough police stations. These facilities also may be expanded depending upon the needs.



vii. *Fire Station :*

Chengalpattu has at present one fire station situated along the G. S. T. Road near sub-Collector's office which serves both the town as well as its neighbouring areas. This fire station is enough for the Local Planning Area.

viii. *Housing :*

The residential use for the present occupies 131.00 hectares of the Local Planning Area and it is proposed to enlarge the area to 215 hectares in the planning period 2001. It is proposed to adopt the average overall density of 115 persons per hectare for the purpose of overall development. The total population of the Local Planning Area will be distributed throughout the residential area by varying densities of low medium and high. Low density area will be primary residential zone, and medium and high density areas are mixed residential zones.

With the allocation of above densities, it becomes necessary to provide more housing. Assuming one house (for each household) the shortage of houses for the present as well as for the plan period worked out as follows :

	1981
(a) Existing number of house holds	: 7249
(b) Existing number of dwelling units	: 5579
(c) Existing shortage (assuming one dwelling unit for one house (a-b-))	<hr/> : 1670 <hr/>
(d) Dwelling units to be re-built (assumed as 20% of the total)	: 1450 <hr/>
(e) Immediate need	: 3120 <hr/>

1991

(f) Total No. of household in the year 1991 at 5 persons / household (anticipated population 58000)	: 11600
(g) Increase in household from 81-91	: 4351
Total units to be built before '91	: 7471

2001

(h) Total No. of households expected in the year 2001 at 5 persons/household (anticipated population 70000)	: 14000
(i) Increase in household from '91 to 2001	: 2400

Total units required to be built  $2400 + 7471 = 9871$

**4.4.2. Agencies interested and involved :**

The main public sector undertakings presently involved in housing and allied projects are

- (1) Tamilnadu Housing Board
- (2) Tamilnadu Slum Clearance Board
- (3) Tamilnadu Harizan Housing Corporation
- (4) Tamilnadu Police Housing Corporation

These public sector undertakings will undertake a major part of fulfilment of housing shortage. A part of industrial development, and other services will be undertaken by the Government and Quasi Government Agencies.

Tamilnadu Water supply and Drainage Board will undertake necessary expansion schemes for the provision of water supply and drainage system in the Local Planning Area. Other concomittant services within the Local Planning Area will be provided by the various Central and State Government Departments and undertakings. The Local Planning Authority which is vested with the task of translating the masterplan into reality and hence it will be exercising necessary planning regulation controls. The Local Planning Authority will be the coordinating agency for all the developments that will take place in the Local Planning Area according to the various uses in the Master Plan in space and time prescribed within the frame work.

#### *4.4.3. (a) : Development Charge :*

Development charge envisaged under the Town and Country Planning Act 1971 will be collected at the time of granting planning permission by the Local Planning Authority.

#### *4.4.3. (b) Finance :*

The major problem of all local planning authority is the availability of adequate resources to deal with problem of providing facilities.

#### *4.4.3. (c) Aids and Grants :*

In addition to the various aids and grants given by both Central and State Governments through HUDCO and State Town and Country Planning Board Fund etc. The other sources of funds for urban developments are.

- (1) Aids from the Nationalised Banks and from LIC
- (2) Contribution of 1% from General Fund Account of the Municipal Councils

#### ***4.4.4. Regulation and Control Measures :***

All the services are controlled and regulated by Town and Country Planning Act 1971, Tamilnadu District Municipalities Act 1920 and zoning regulations given in the plan document.

### ***ADMINISTRATIVE POLICY :***

#### ***4.5.1. Category of Administration :***

The State Town and Country Planning Board will advise the Government for co-ordinating the development activities in the State and Local levels and will direct the programmes in matters relating to urban planning in the State. The executive authority of the Chengalpattu local planning area will be the administrator for implementing the programmes spelled out in the plan.

#### ***4.5.2. Authority for various actions :***

The authorities for various actions are given below :

- |   |   |
|---|---|
| 1. Acquisition of public and private land | : Revenue Department                                  |
| 2. Land Development and disposal          | : Housing Board/Slum Clearance Board                  |
| 3. Community needs                        | : Education Dept., Public Health Dept. and Local Body |
| 4. Industries                             | : SIDCO, SIPCOT, Industries Dept.                     |
| 5. Commercial Area                        | : Local body  |
| 6. Public Offices                         | : Public Works Dept.                                  |
| 7. Transportation                         | : Highways and Rural Works Department                 |

8. Water supply and Drainage	: Tamilnadu water supply and Drainage Board
9. Waste Disposal	: Local Body
10. Electricity	: Tamilnadu Electricity Board
11. Telephone, Post and Telegraph	: P & T Dept. and Telephone Department
12. Housing	: Tamilnadu Housing Board, Slum Clearance Board

#### *4.5.3. Delegation of Powers :*

As per section 91A of Town and Country Planning Act 1971, the Chengalpattu Planning Authority may subject to such conditions as may be prescribed, authorise by order any committee or officer specified in such order to exercise any of the powers vested with Chengalpattu Local Planning Authority by the Town and Country Planning Act and may cancel such order.

As per section 124 of the Town and Country Planning Act 1971, the Chengalpattu Planning Authority may, with the previous approval of the Government, make regulations, not inconsistent with the Town and Country Planning Act and the rules made thereunder for enabling it to perform its functions in conformity with the Master Plan under the Town and Country Planning Act or the rules made thereunder.

#### *4.5.4. Fees for Planning Permission :*

Subject to approval of the Government, the Local Planning Authority are vested with the powers of levying development charges for any development or institution of

use or change of use of any land or building for which permission is requested or who undertake or carries out any land or any such developments or institutions or changes any such use. The rates of development charges shall be :

- (a) in the case of development of land at rate to be prescribed per hectare for that area
- (b) in the case of development of building at the rate to be prescribed per sq. metre of floor area for that area provided that such rates shall not exceed Rs. 20,000/- per hectare in the case of development of land and Rs. 5/- per sq. metre in the case of development of building.

#### *4.5.5. Regulation pertaining to Applicants.*

On or after the date of the publication of the resolution under sub-section (2) of section 19 of the notice in the Tamilnadu Government Gazette under section 26 of the Town and Country Planning Act 1971, no persons other than any State Government or the Central Government or any local authority, shall erect any building or make or extend any excavation or carry out any mining or other operation, in an over or under any land or make any material change in the use of land or construct, form or layout any work except with the written permission of the Chengalpattu Local Planning Authority and in accordance with the conditions, if any, specified therein.

---

## CHAPTER V

### *5.00. Programmes for implementations :*

**5.1.1.** Future urban development means an accelerating demand for more and better services. The proposals can be implemented by the Chengalpattu Local Planning Authority pleased on the zoning regulations contained in this plan. The action areas that call for an immediate attention are the provision of developed house sites, widening the G.S.T. Road upto a width of 80', formation of by-pass road, and provision of recreational facilities like providing open air theatre, stadium etc.

### **5.1.2. Housing :**

Housing condition in the old parts of the Town is far from satisfactory. The number of households and houses available as per 1981 census are 7249 and 5579 and respectively. The number of additional housing units required in the year 1991 as 7471 and 2400 more units in the year 2001 than 1991.

Taking this important aspect, it is considered necessary to enable upon acquiring land in bulk and to develop it in advance. Formulation of comprehensive housing neighbourhood with a substantial proposition allocated for accommodating the needs of the economically weaker sections of society through sites and services programme is needed.

**5.1.3.** The area of plots to be adopted under various schemes by the public sector in the Local Planning Area may be as follows :

- |                        |                          |
|------------------------|--------------------------|
| 1. Economically weaker |                          |
| section                | : 40 to 47 sq. mts.      |
| 2. Low income group    | : 74.3 to 139 sq. mts.   |
| 3. Middle Income Group | } : 223 sq. mts. & above |
| 4. Higher Income Group |                          |

The social amenities like schools, local shopping centre, religious, cultural and social welfare centres etc. will have to be included in the composite housing area. The Housing schemes may be entrusted to the various public sector housing agencies.

#### *5.1.3. (a) Development of Commercial Activities :*

Chengalpattu has its main commercial activities in two parts viz. (1) G.S.T. Road and in (2) Rajaji Street, Anna Street, Periar Street and Gandhi Road. Those two commercial areas are the centres of the town life. The second place is mostly crowded and hence need more area for orderly expansion. There is a need to organise this use in a planned manner. For this purpose the area adjoining the streets upto 50' depth and the area adjoining the G.S.T. upto 100' depth has been proposed for commercial area.

In these commercial area, the local body can embark upon the schemes for the development of markets and mandies etc. apart from the construction of Local market and the expansion of the existing bus stand, to serve the area better.

#### *5.1.3. (b) Development of Industrial Activities :*

At the municipal boundary along G.S.T. Road the Zip Industry is located which occupies nearly 10 acres of land providing employment to 150 persons, and the power used for the industry is 187.5 H.P. Additional area has been allocated in between the Madras-Chengalpattu Railway line and G.S.T. Road in the northern portion of the Local Planning Area for providing Controlled Industries. This area may be developed by private enterprises as well as by Government agencies like SIDCO, SIPCOT depending upon the needs.



### *5.1.3. (c) Development of Transport and Communication, Education, Health and Recreation :*

All the traffic from Madras towards southern part of the State moves through this G.S.T. Road which passes through this town, causing many bottlenecks disturbing the free flow of traffic within the town. To eliminate the above, it has been proposed here (1) to have a by-pass connecting the G.S.T. road (on the northern side of the Local Planning Area) and Kancheepuram Road and G.S.T. Road (on the southern side of the Local Planning Area) and (2) to widen the G.S.T. road upto a width of 80'. These proposals will have to be properly investigated and developed by the Highways Department with the coordination of Local Planning Authority. The Gundur Eri has to be converted as a recreation place (surrounded by proper road having a width of 80') having open air theatre, stadium and place for exhibition. As regards the educational needs of the Local Planning Area as per anticipated population, the need of provision of educational institutions does not arise. For catering to medical needs of the Local Planning Area for during the plan period, the need of providing more beds in the hospitals does not arise.

### *5.1.4. (a) Net Work of Roads and Streets :*

The new G.S.T. Road, the old G.S.T. Road and the Kancheepuram road are the widest roads of the town. The new development that have come up towards the south of the old settlement, like Vedhachalam Nagar, Gundur Colony and Anna Nagar (Melmayyur Nagar) derive access either from existing G.S.T. Road or old one. The streets within the town ranges between 15' to 30' wide and there are many bottlenecks disturbing the free flow of traffic within the town, but it is observed that widening of these roads warrant mass land acquisition of old buildings. This can be dealt while preparing the detailed development plan. The encroachments along the G.S.T. Road and along other roads and streets may be removed immediately by concerned authorities exercising necessary powers vested with them.

#### 5.1.4 (b) Power, Post and Telegraph, Water Supply Drainage and Sewage :

The supplying required power, provision of required post and telegraph and telephone facilities, however will have to be expanded as the town developes. The Tamil Nadu Water Supply Board have to take up schemes in advance to meet the water requirements and fulfil the needs. The existing source Palar River basin will cater to the future needs also. Drainage and sewerage system is warranted for the immediate requirements of this Local Planning Area and the proper schemes has to be taken up by the Tamil Nadu Water Supply and Drainage Board.

#### 5.1.5. Communal Organisations :

The proposals formulated in the Master Plan have been prepared taking into consideration the suggestions put forth by the public to the authorities of the local body.

#### 5.2. Engineering Features :

The implementation of Master Plan proposal also involves engineering features such as design, drawing, estimation etc. The detailed design and drawings along with the estimates have to be worked out by the concerned agencies.

The following table shows the main features of projects proposed in the master plan.

S. No.	Description	Concerned Agency
1.	Formation of bypass road	Highways Department
2.	Widening of G.S.T. Road	-do-
3.	Improvement and expansion of the existing water supply system	TWAD Board
4.	Providing Drainage facilities	-do-
5.	Housing	Housing Board, Slum Clearance Board
6.	Office complex at Sub-Collectors' Office	Public Works Department

### **5.3. Fiscal Planning :**

The resources required to implement the above programme are to be found by Local Planning Authority. Chengalpattu Local Planning Authority can get grant or loan from World Bank etc. Some programmes can be implemented by respective Government Departments with their annual budget allocations and while obtaining loan for implementation of projects, the Local Planning Authority has to workout cash flow analysis to findout whether loan can be repaid with interest from returns expected from the project. The Local Planning Authority has to also workout cost benefit analysis of the projects before their implementation.

---

Finance required for each phase estimated under each item is given below :

### I PHASE - 1991

Sl. No.	Purpose	Required additional area in hectares	Cost of land acquisition Rs. 60000 hectare
1.	Residential	47.00	Rs. 2820000
2.	Industrial	4.4	Rs. 264000
3.	Transport and Communication	14.2	Rs. 852000
4.	Utilities and open spaces	3.00	Rs. 180000
	<b>Total</b>	<b>68.60</b>	<b>Rs. 4116000</b>

1.	Total cost of land acquisition	Rs. 4116000
2.	Total land development cost of Rs. 3.125 lakhs/hectares	Rs. 15275000
3.	Formation of bye pass road approximately 2.5 K.M. at a rate of 20 lakhs/K.M.	Rs. 50 lakhs
4.	Widening of G.S.T. Road approximately 2 K.M. length at a rate of 7 lakhs/K.M.	Rs. 14 lakhs
5.	Provision of stadium open air theatre etc. in Gundur Eri lumpsum	Rs. 10 lakhs
6.	Housing requirements	To be worked out by Tamil Nadu Housing Board

- |    |                           |   |
|----|---------------------------|---|
| 7. | Water Supply and Drainage | To be worked out<br>by Tamil Nadu<br>Water Supply and<br>Drainage Board |
|----|---------------------------|---|

## II PHASE - 2001

- |    |  |   |
|----|--|---|
| 1. | Residential (Cost of Acquisition) for 37 hectares at a rate of Rs. 60000 per hectare | Rs. 22,20,000.00  |
| 2. | Land Development and etc. rate 3.25 lakhs/hectare                                    | Rs. 1,20,25,000.00  |
| 3. | Housing requirements   | To be workout<br>by Tamil Nadu<br>Housing Board                         |
| 4. | Water Supply and Drainage  | To be workedout<br>by Tamil Nadu<br>Water Supply and<br>Drainage Board. |

---



## CHAPTER VI

### **MONITORING AND CONTROL EVALUATION AND REVIEW**

#### *6.1. Identification of Authorities for Structural Elements :*

The Chengalpattu Local Planning Authority will exercise the control and will totally be responsible for the implementation of the plan proposals as a whole even though the roads, buildings, social facilities, utilities and services will be taken up and implemented by different agencies like Highways, Tamil Nadu Housing Board, Public Works Department and Tamil Nadu Water Supply and Drainage Board respectively.

The procedures that are in practice in various departments for the present will be adopted for the project formulation, implementation and monitoring. Loan assistance for some projects will be extended from the Tamil Nadu Town and Country Planning Fund by the Committee of Town and Country Planning Board. Further necessary funds will be obtained from Government for some projects by respective Government Departments after their appraisal by the Local Planning Authority.

#### *6.2. Identification of Authorities for Monitoring, Evaluation and Review :*

The projects will be monitored, evaluated and reviewed by Chengalpattu Local Planning Authority which has to be furnished with planning and engineering personnel for the same. A chart showing the functions of various authorities has been suggested as follows.

**Monitoring Control — Evaluation and Review**  
**Chengalpattu Local Planning Authority**

---

- (1) Land Development Policy
- (2) Community Development Policy
- (3) Economic Development Policy
- (4) Standard of Urbanisation Policy

**1. *Land Development Policy :***

- (a) Acquisition of land — Revenue Department
- (b) Land Development and disposal and Housing for EWS & LIG — Tamil Nadu Housing Board

**2. *Community Development Policy :***

- (a) Education — Education Department
- (b) Health — Public Health Department
- (c) Recreation — Local Body

**3. *Economic Development Policy :***

- (a) Industries — SIDCO, SIPCOT Industries Department
- (b) Commercial — Local Body
- (c) Public Offices — Public Works Department
- (d) Transportation — H. & R. W. Department



#### 4. *Standard of Urbanisation Policy :*

- |                                   |   |  |
|-----------------------------------|---|--|
| (a) Water Supply and Drainage     | — | Tamil Nadu Water Supply and Drainage Board |
| (b) Waste Disposal                | — | Local Body                                 |
| (c) Electricity                   | — | Tamil Nadu Electricity Board               |
| (d) Telephone, Post and Telegraph | — | P & T Department and Telephone Department  |
-



## ANNEXURE

### CHENGALPATTU LOCAL PLANNING AUTHORITY

#### *Zoning Regulations for Chengalpattu Local Planning Area*

The areas mentioned here are to be regulated as per the zoning regulations (G.O.Ms. No. 1730, RDLA, dt. 24-7-74) specified in this document under the heading 4.3.10.

#### **I. PRIMARY RESIDENTIAL USE ZONE :**

1. All Town Survey numbers except
  - i) 100' depth on G.S.T. Road
  - ii) Town Survey No. 409 part and 412 part in Ward No. 3 Block No. 7.
2. All Town Survey numbers except 100' depth on G.S.T. Road in Ward No. 3 Block No. 9.
3. All Town Survey numbers except.
  - i) 100' depth on Tirukkalikundram Road.
  - ii) Survey No. 554/1 and 2 in Ward No. 3 Block No. 10
4. All Town Survey Numbers in Ward No. 3 Block No. 11
5. All Town Survey Numbers in Ward No. 3 Block No. 12
6. All Town Survey Numbers in Ward No. 3 Block No. 13
7. All Town Survey Numbers except Survey No. 672 part and 689 part in Ward No. 3 Block No. 14
8. All Town Survey Numbers except 734 part in Ward No. 4 Block No. 11
9. All Town Survey Numbers except west of the proposed bye-pass road in Ward No. 4 Block No. 18
10. All Town Survey Numbers except west of the proposed bye-pass road in Ward No. 4 Block No. 19

11. Survey numbers 188A, 190B, 193B, 194, 195, 196A, 198 TO 200, 201A, 202B, 203A, 208, 211, 212, 214 to 222, 223 part 224 to 228, 229B, 233B, 234 to 241, 271, 272, 273, 274, 275 part, 279 part, 280 part, 285 to 287, 289 to 291, 295, 296 and 332 in No. 259 Melamaiyyur village.
12. Survey Numbers 1 to 5, 7, 10, 13 to 19, 22 to 25, 27, 38 to 41 and 45 to 49 in No. 274 Hanumanthaputheri village.

## II. *MIXED RESIDENTIAL USE ZONE :*

1. Town Survey Numbers 138, 139 part, 141 part, 143 part of Ward No. 1 Block No. 5
2. All Town Survey Numbers except
  - i) Area lying between Eswaran koil street and Kulunthai Amman koil lane and Rajaji Street
  - ii) 50' depth on Rajaji Street in block No. 6 of ward No. 1
3. All Town Survey Numbers except
  - i) 50' depth on Rajaji Street, Anna Road, Bazar lane and on the eastern side 50' depth of Periyachetty street
  - ii) 100' depth of G.S.T. Road in Block No. 7 of ward No. 1
4. All Town Survey Numbers except
  - i) 100' depth on G.S.T. Road
  - ii) 50' depth on the Anna Road and Bazaar lane ward No. 1 Block No. 8
5. All Town Survey Numbers except
  - i) 100' depth on G.S.T. Road
  - ii) 50' depth on Bazaar Street
  - iii) 50' depth on Chinnamman koil street in ward No. 2 block No. 1

6. All Town Survey Numbers except
  - i) 50' depth on Bazaar Street
  - ii) 50' depth on Anna Road upto S.No. 510 (South)
  - iii) Survey Numbers 389, 390/1, 395 of Ward No.2 Block No. 2 & 3
7. All Town Survey Numbers in Ward No. 2 Block No. 4
8. All Town Survey Numbers Ward No. 2 Block No. 5
9. All Town Survey Numbers Ward No. 3 Block No. 1
10. All Town Survey Numbers Ward No. 3 Block No. 2
11. All Town Survey Numbers Ward No. 3 Block No. 3
12. All Town Survey Numbers Ward No. 3 Block No. 4
13. All Town Survey Numbers except 50' depth on Rajaji Street, Ward No. 3 Block No. 5
14. All Survey Numbers except
  - i) S. No. 342
  - ii) 50' depth on Rajaji Street
  - iii) 100' depth on G.S.T. Road in Ward No. 3 Block No. 6
15. All Town Survey Numbers except
 

i) 100' depth on Tirukalikundram Road	}	Block No. 8 Ward No. 3
ii) 100' depth on G.S.T. Road		
iii) <del>468 part 553</del> (PART) <sup>BLK-10</sup> <sub>WARD-3</sub>		
16. All Town Survey Numbers Ward No. 3 Block No. 15
17. All Town Survey Numbers Ward No. 3 Block No. 16
18. All Town Survey Numbers Ward No. 4 Block No. 1
19. All Town Survey Numbers Ward No. 4 Block No. 2
20. All Town Survey Numbers Ward No. 4 Block No. 3
21. All Town Survey Numbers except 371 part in Ward No. 4 Block No. 4

22. All Town Survey Numbers except 393, 394, 395, 396, 435, 436 in Ward No. 4 Block No. 5
23. All Town Survey Numbers except 458, 457, 459 part in Ward No. 4 Block No. 6
24. All Town Survey Numbers except 593, 591 and ~~594~~ Ward No. 4 Block No. 7
25. All Town Survey Numbers except 637 in Ward No. 4 Block No. 8
26. All Town Survey Numbers Ward No. 4 Block No. 9
27. All Town Survey Numbers in Ward No. 4 Block No. 10
28. All Town Survey Numbers in Ward No. 4 Block No. 12
29. All Town Survey Numbers except in 905/1 Ward No. 4 Block No. 13
30. All Town Survey Numbers in Ward No. 4 Block No. 14
31. All Town Survey Numbers in Ward No. 4 Block No. 15
32. All Town Survey Numbers in Ward No. 4 Block No. 16
33. All Town Survey Numbers in Ward No. 4 Block No. 17
34. Town Survey No. 1395, 1396, 1397, <sup>1399, 1400</sup> 1401, 1402, 1413 in Ward No. 4 Block No. 20

### III. COMMERCIAL USE ZONE :

1. T.S. No. ~~47 part and~~ 58 (market) of Ward No. 1 Block No. 4
2.
  - i) 100' depth on G.S.T. Road
  - ii) T.S. No. 138, 139, 141, 144, 148 part, 150, 151 of Ward No. 1 Block No. 5
3.
  - i) Area lying between G.S.T. Road and Rajaji Street
  - ii) 50' depth on the western side of the Rajaji Street in Ward No. 1, Block No. 6

4. i) 50' depth on Rajaji Street, Anna Road and Bazaar lane and on either side 50' depth of Periya Chetty Street  
 ii) 100' depth on G.S.T. Road in Ward No. 1 Block No. 7
5. i) 100' depth on G.S.T. Road  
 ii) 50' depth on Bazaar lane  
 iii) 50' depth on Anna Road in Ward No. 1 Block No. 8
6. i) 100' depth on G.S.T. Road  
 ii) 50' depth on Bazaar Street  
 iii) 50' depth on Chinnamman koil street in Ward No. 2 Block No. 1
7. i) 50' depth on Bazaar Street  
 ii) 50' depth on Anna Road upto T.S.No. 510 (South)  
 iii) Town Survey Numbers 389, 390/1 and 395 of Ward No. 2 Block No. 2 & 3
8. 50' depth on Rajaji Street in Ward No. 3 Block No. 5
9. i) 50' depth on Rajaji Street  
 ii) 100' depth on G.S.T. Road in Ward No. 3, Block No. 6
10. i) 100' depth on G.S.T. Road  
 ii) Town Survey Numbers 409 part and 412 part (theatre) in Ward No. 3 Block No. 7
11. i) 100' depth on G.S.T. Road  
 ii) 100' depth on Tirukalikundram Road  
 iii) Town Survey No. 468 ~~part~~ (Theatre) in Ward No. 3 Block No. 8

12. i) 100' depth on G.S.T. Road Ward No. 3, Block No. 9
13. Town Survey No. 554/1 & 2 part in Ward No. 3 Block No. 10
14. Town Survey No. 672 part in Ward No. 3 Block No. 14
15. Town Survey No. 435 part and 436 to a depth of 100' on G.S.T. Road in Ward No. 4 Block No. 5
16. Town Survey No. 637 (Theatre) in Ward No. 4 Block No. 8
17. Town Survey No. 905/1 (Theatre) in Ward No. 4 Block No. 13

#### IV. INDUSTRIAL USE ZONE

- i) *Controlled Industrial Use Zone*  
Town Survey No. 1500 to 1510 of Ward No. 4 Block No. 2).
- ii) *General Industrial Use Zone*  
Survey No. 60 and 61 of No. 273 Venbakkam village.

#### V. EDUCATIONAL USE ZONE

- i) Survey Number 24, 40, 41 (Ward No. 1 Block No. 3 (Senior Approved School)  
~~SURVEY NO. 415/1 PART, WARD NO. 3, BLOCK NO. 7~~
- ii) Survey Number 397, 553/1 part Ward No. 3 Block No. 10  
~~292, 268, 269, 309, 310, 312 PART~~  
Survey Number 209, 210, 259, Melamayur village (Government Arts College).
- iii) Survey No. 14 to 18 and 58 ~~part~~ No. 273 Venbakkam village (Medical College)



## *VI. PUBLIC AND SEMI PUBLIC USE ZONE*

1. Town Survey No. 7, 12, 16, 18, 32, 36, 37, 38 & 39 (Government Offices - Court) in Ward No. 1 Block No. 3
2. Town Survey No. 44, 45, 46 part, (burial ground) 48, 49 (Police station) (50 park) 54 & 55 (District Control Library) 56 (Municipal Office) 60 to 79, 81 to 114 (Railway) Ward No. 1 Block No. 4
3. Town Survey No. 145, 148 part, 146, 147 (E.B. & Transport Dept.) of Ward No. 1 Block No. 5
4. Town Survey Nos. 143, 144, 392, 494, 461, 141 of Ward No. 2 Block No. 2 & 3 (Hill Park)
5. Town Survey Nos. 342 (bus stand) Ward No. 3 Block No. 6
6. 418 part (Ward No. 3 Block No. 7) stadium of open air theatre
7. Town Survey No. 689 part (Burial ground) ward No. 3 Block No. 4
8. Town Survey Nos. 371 part (Burial ground) Ward No. 4 Block No. 4
9. Town Survey Nos. 393 to 396 in Ward No. 4 Block No. 5
10. Town Survey No. 591, 593, ~~594~~ in Ward No. 4 Block No. 7
11. Town Survey No. 734 part in Ward No. 4 Block No. 11
12. West of the proposed bye-pass road (public open space) in Ward No. 4 Block No. 18

13. West of the proposed bye-pass road (public open) in Ward No. 4 Block No. 19
14. Town Survey No. ~~1491~~<sup>1491</sup> (Fisheries Department) in Ward No. 4 Block No. 20  
208 PART
15. Survey Nos. ~~223~~<sup>223</sup> part, 268, 275 part, 276 to 278, 279 part, 280 part, 281 to 284, 288, 298 part to 301, 306 to 313, in No. 259 Melamaiyur village & 312 PART.
16. Survey No. 20, 36 (Satelite station) in No. 274 Hanumanthaputheri village
17. SURVEY NR 200, 291, 293 IN NR 273, YENPAKKAM VILLAGE.

## VII. AGRICULTURAL LAND USE ZONE

1. Town Survey No. 1 of Ward No. 1 Block No. 1  
50,
2. Town Survey No. ~~115~~<sup>115</sup> to 124 in Ward No. 1 Block No. 4
3. Town Survey No. 127 to 131, 133 and 134 in Ward No. 1 Block No. 5
4. Town Survey No. 457, 458, 459 part in Ward No. ~~4~~<sup>4</sup> Block No. 6
5. Town Survey No. 1295 to 1299, 1301 to 1303, 1306 to 1310, 1312, 1314 to 1316, 1318, 1320 to 1323, 1325 to 1327, 1329, 1332 to 1334, 1336 to 1341, 1342 part, 1343 part, 1344 part, 1345, 1346 part, 1347 part, 1348 to 1350, 1351 part, 1352 part, 1354 part, 1355 part, 1356 part, 1357 part, 1358 part, 1360 part, 1361 to 1364, 1366, 1367, 1368 part, 1369, 1370 part, 1371, 1372 part, 1373 part, 1374 part, 1375 part, 1377 part, 1380 part, 1381 part, 1385 part, 1386 part, 1387, 1388, 1392, 1394, 1395, ~~1399~~<sup>1403</sup> to 1404, 1413, 1414, 1417 to 1423, 1426 part, 1427 part, ~~1428~~<sup>1443, 1445</sup> to 1430, 1432, 1434 to 1436, 1438, 1441, 1442, ~~1446~~<sup>1445</sup> part, 1447 part, 1449 part, 1450 part, 1451 part, 1452 part, 1453 part, ~~1456~~<sup>1454, 1455</sup> part, 1458 part, 1459 part, 1460 to 1464, 1465 part, 1466 to 1476, 1480, 1481, 1486, 1487, 1489, 1490, 1493 to 1495, 1498 in Ward No. 4 Block No. 20

6. Survey Numbers 8, 11, 12, 26, 28 to 33, 42 to 44 (Reserved Forest) in village No. 274 Hanumanthaputheri village.
  7. Town Survey No: 143, 144, 392 494, 461, 141 of Ward No. 2, Block No. 2 & 3 (Hill Park).
  8. 418 part (Ward No. 3 Block No. 7) stadium of open air theatre.
  9. West of the proposed bye-pass road (Public Open Space) in Ward No. 4 Block No. 18.
  10. West of the proposed bye-pass road (Public Open) in Ward No. 4, Block No. 19.
-

# Area Specified for Proposed Bye-Pass Road Width Of 200'

## Town Survey Numbers

i.	1195	1196	1197	1198 pt	1203 pt
	1206	1207 pt	1208 pt	1219 pt	1220 pt
	1221 pt	1222 pt	1224 pt	1225	1226 pt
	1228 pt	1233 pt	(in Ward No.4 Block No.18)		
ii.	1259 pt	1260 pt	1261 pt	1262 pt	1268 pt
	1269 pt	1270 pt	1271 pt	1272 pt	1273 pt
	1289 pt	1290 pt	1291 pt	(in Ward No.4 Block No.19)	
iii.	1321 pt	1322 pt	1323	1324 pt	1342 pt
	1343 pt	1344 pt	1346 pt	1347 pt	1351 pt
	1352 pt	1353 pt	1354 pt	1355 pt	1356 pt
	1357 pt	1358 pt	1359 pt	1360 pt	1367 pt
	1368 pt	1370 pt	1372 pt	1373 pt	1374 pt
	1375 pt	1376	1377 pt	1378	1379
	1380 pt	1381 pt	1382	1383 pt	1384
	1385	1386 pt	1425 pt	1426 pt	1445 pt
	1446 pt	1447 pt	1448	1449 pt	1450 pt
	1451 pt	1453 pt	1454 pt	1455 pt	1456 pt
	1457 pt	1458 pt	1465 pt	(in Ward No.4 Block No.20)	

## iv Sanctioned Detailed Development Plans - Use Zones :

In so far as the areas covered under sanctioned Detailed Development Plan areas are concerned, the Rules and Regulations of Detailed Development Plans alone will apply.

